



Fermoy Road, Maida Vale W9

First Time Buyer Apartment

Asking Price Of: £385,000

This bright, first time buyer, patio garden apartment in an award-winning and modern building with lift access and a communal roof panoramic terrace is being offered to the market chain free. With an abundance of storage both internally and in the separate, private store cupboard, and underfloor heating throughout, the flat is perfectly arranged and styled to highlight it's open and bright nature. The garden opens directly from the living room, creating a flexible space which can be enjoyed all year round. With a long lease and fantastic finishes throughout, this is an opportunity to buy your first home that is not to be missed. Early viewings are strongly recommended.



- One bed first time buyer apartment
- Private patio garden
- Modern award winning building
- Clever storage solutions and underfloor heating throughout
- Communal roof terrace with panoramic views
- Short walking distance to Portobello Road Market
- Short walking distance to Westbourne Park Station

Situated on the edge of Notting Hill and Maida Vale tucked away on a quiet residential street, it is a short walk away from Westbourne Park and Maida Vale Tube Stations: quick links into central London. Paddington International is just five minutes away on the tube or 20 minute walk away, which only adds to the flats great transport links.

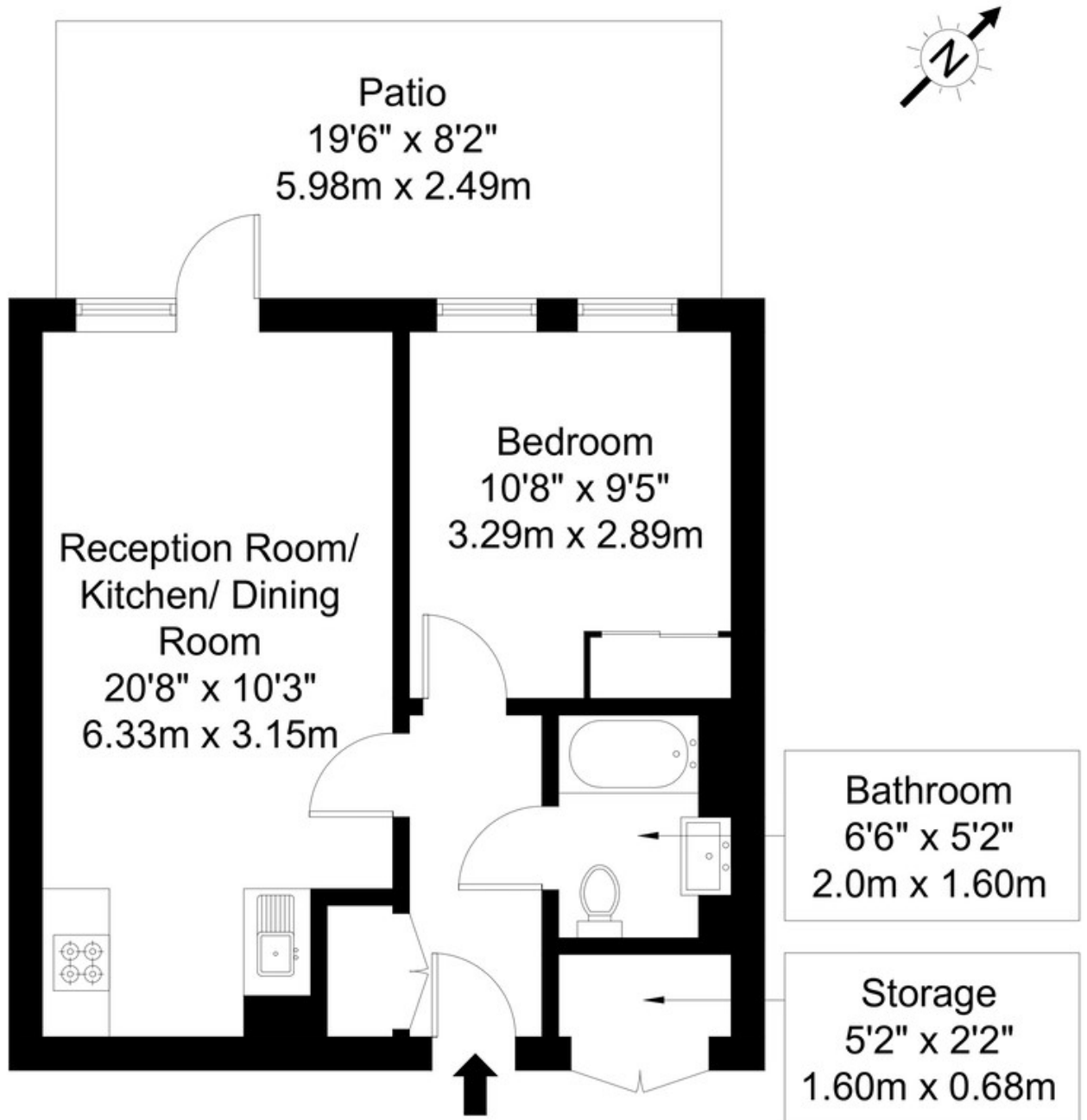
With Portobello Road, Little Venice and Bayswater all under 15 minutes walk, there is easy access to a plethora of world famous shops, restaurants and cafes to enjoy in these iconic neighbourhoods. This is all topped off by having a range of green spaces to explore on the doorstep, from Meantime Gardens along the Grand Union Canal to nearby Hyde Park.

Fermoy Road, W9 3NJ

Approx Gross Internal Area = 39.18 sq m / 421 sq ft

Patio Area = 14.89 sq m / 160 sq ft

Total Area = 54.07 sq m / 582 sq ft



Ground Floor

Ref :

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

Contact us

20 Great Western Road
London
W9 3NN

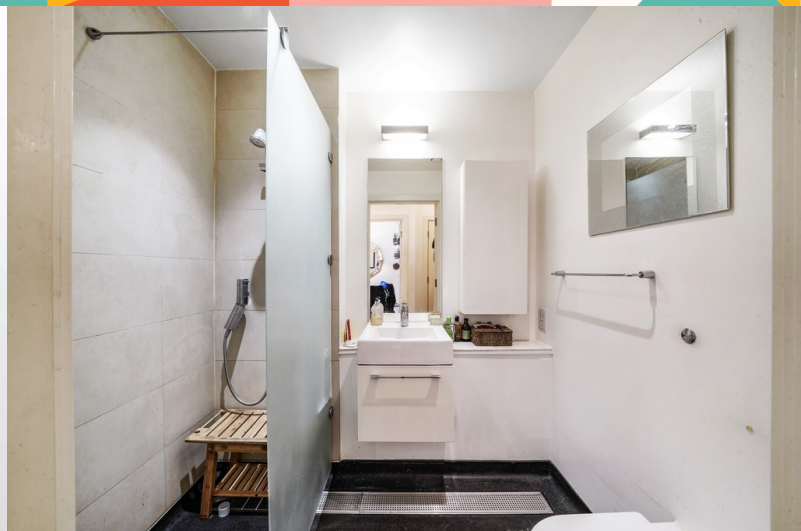
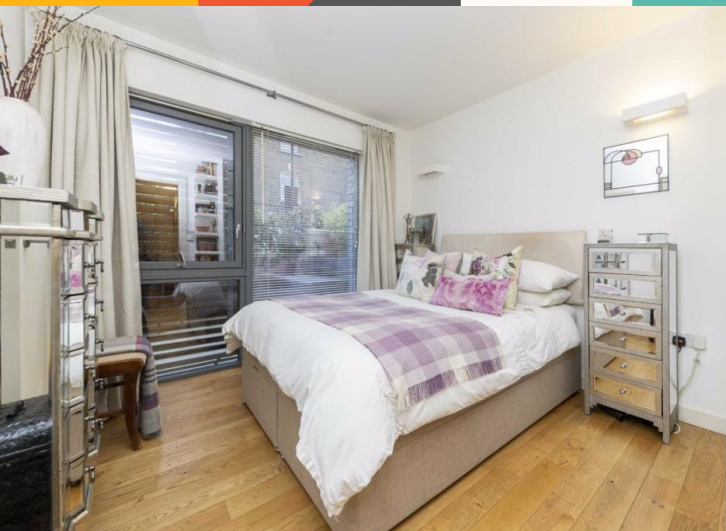
T: 020 7286 5757

E: sales@westways.co.uk

W: westways.co.uk



Westways



Tenure: Leasehold

Lease Remaining: 115

Gross Internal Area: 421 sqft

Service Charge: £2,500

Ground Rent: £354

Local Authority: Westminster City Council

Council Tax Band: D

EPC Rating: B

Some purchasing restrictions apply. First time buyers who are earning under £90,000 p/a and have lived and / or worked within the Westminster Council borough for at least the last year are eligible to apply to buy.

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

